



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 18, 2014

Murray Tonchev
Vepo Design Corp
428 N. Moss St.
Burbank, CA 91502

**REGARDING: PROJECT NO. R2013-02862-(2)
CONDITIONAL USE PERMIT NO.201300159
2008 E. Florence Ave, Florence-Firestone
(6025-016-004, 005, 006, 007, 008, 009)**

The Regional Planning Commission, by its action of **August 13, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **August 27, 2014**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Adrine Arakelian of the Zoning Permits West Section at (213) 974-6425, or by email at arakelian@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement;

MK:AA

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02862-(2)
CUP PERMIT NO. 201300159**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300159 ("CUP") on August 13, 2014.
2. The permittee, Vepo Design Corp ("permittee"), requests the CUP to authorize the establishment of a laundromat within an existing 7,250 square foot building with the continued operation of a furniture store in a 3,716 square foot building ("Project") on a property consisting of six parcels located at 2008 East Florence Avenue in the unincorporated community of Florence-Firestone ("Project Site") in the CPD (Commercial Planned Development) zone pursuant to Los Angeles County Code ("County Code") section 22.28.340.
3. The Project Site is 0.86 gross acres (0.78 net acres) in size and consists of six legal lots. The Project Site is rectangular in shape with flat topography and is developed with two buildings, 7,250 square feet and 3,716 square feet, presently used as a furniture store and a parking lot developed with 62 parking spaces.
4. The Project Site is located in the Roosevelt Park Zoned District and is currently zoned CPD.
5. The Project Site is located within the Commercial (C) land use category of the Countywide General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: City of Huntington Park, Manufacturing Planned Development (MPD) and Commercial General (CG)
 - South: R-2 (Two Family Residence), R-3 (Limited Multiple Residence), M-1(Light Manufacturing) along Alameda
 - East: C-3 (Unlimited Commercial), R-3, M-1 along Alameda
 - West: R-2, C-3
7. Surrounding land uses within a 500-foot radius include:
 - North: City of Huntington Park land is primarily commercial retail, services, and manufacturing.
 - South: Single family residences, duplexes, and multifamily uses
 - East: Mix of retail, auto repair and service, single and multifamily residences
 - West: Single and multifamily residential, retail and services along Florence Ave.
8. The Project site was rezoned in 2004 to CPD from C-3, R-2, and R-3 as part of the Florence-Firestone zoning and land use update, in conjunction with the adoption of

the Florence-Firestone CSD. No zoning cases have been applied for since the rezoning.

9. The site plan for the Project depicts the Project site with two existing one-story buildings separated by a party wall. The building which will be converted from a furniture store to a coin-operated laundry facility is 7,250 square feet in area, of masonry construction, measuring approximately 50 feet by 145 feet with frontage along Florence Avenue. The second building is 3,716 square feet in area and will continue to operate as a furniture store with no proposed changes. The parking area is located on the sides and rear of the buildings, occupying approximately 15,700 square feet with landscaping proposed along the periphery where the parking areas meet the public street. A 5-foot ADA walking path is provided around the periphery of the building. Ingress and egress to the Project Site is provided by a new 26-foot driveway along Florence Ave, and two existing 48.5- and 18.7-foot driveways along E. 73rd St.
10. The Project Site is accessible via Florence Avenue to the north. Primary access to the Project Site will be via an entrance/exit on Florence Avenue. Secondary access to the Project Site will be via an entrance/exit on East 73rd Street.
11. The Project will provide a total of 47 parking spaces, 34 of those spaces are found in the parking area to the east of the main building with access from Florence Ave and from E. 73rd St, while the remainder (13 spaces) can be accessed from E. 73rd St. and are located to the rear of the furniture store. The two parking areas are separated by above ground utilities. The total provided spaces exceeds the minimum of 44 required parking spaces for all uses located on the six parcels. Cross-pedestrian access for the two parking areas will be provided, however cross-vehicular access will not be provided. A loading area will be located to the rear of the furniture store building. One disabled parking space will be provided near one of the entrances to the building.
12. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and will submit tenant improvements to the Fire Department for review and approval. The County Department of Public Health ("Public Health") recommends approval of the Project with recommended conditions pertaining to accommodation of potable water needs and wastewater disposal through the public sewer system.
13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualifies for a Class 3, New Construction or Conversion to Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the partial conversion of a retail furniture store to a coin-operated laundry facility within an existing building and developed site with no expansion or addition of square footage.

14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Staff has not received any comments from the public.
16. A duly noticed public hearing was held on August 13, 2014 before the Commission. Commissioners Valadez, Louie, Pedersen, and Modugno were present. Commissioner Shell was absent. The Commission heard a presentation from Regional Planning staff and testimony from the applicant. The applicant testified to the community benefit of the Project and to the high level of experience the permittee will bring to the operation of the Project. The permittee answered questions presented by Commissioner Louie regarding the operation of the Project. There being no further testimony, the Commission closed the public hearing and approved CUP No. 201300159 with conditions.
17. The Commission finds that the Project is consistent with the General Plan designation, Commercial (C), land use category of the Countywide General Plan. This designation is intended for locally serving commercial retail goods and services. The proposed laundromat to be established in an existing 7,250 square foot building is a neighborhood serving commercial land use and is therefore consistent with the permitted uses of the underlying land use category.
18. The Commission finds that the project is consistent with the zoning designation for the site. The CPD zone specifies that the proposed use should serve the adjacent area and be designed to minimize adverse impacts on the adjacent properties, providing sufficient access and parking to minimize traffic impacts on adjacent streets. The proposed use of the site as a coin-operated laundry and existing furniture store serves the local residential population, provides parking in excess of the 44 required spaces, and complies with the design, need for use, and parking and access requirements of this section of the code.
19. The Commission finds that the applicant has met the burden of proof.
20. The Commission finds that the proposed project is compatible with the surrounding land uses and the built form of the area. The use is a commercial use located on a major thoroughfare adjacent to other commercial uses. It is also compatible with the adjacent residential uses as it is a residential serving use. The surrounding area largely consists of one-story structures, therefore the existing one-story building is also compatible with the built form of the surrounding area and is not proposing new development. Tenant and façade improvements are proposed.
21. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 20 years.
22. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail,

newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Florence-Firestone community. On July 7, 2014, a total of 100 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site and to any additional parties.

23. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 3, New Construction or Conversion to Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit 201300159, subject to the attached conditions.

MKK:AA
August 13, 2014

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02862 (2)
CUP PERMIT NO. 201300159**

PROJECT DESCRIPTION

The project is to authorize the establishment of a coin-operated laundromat in an existing 7,250 square foot building with the continued operation of a furniture store in an adjoining 3,716 square foot building on a developed site, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on August 13, 2034.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **\$1400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one (1) annual inspection for the first three (3) years of operation; thereafter one (1) inspection every third year for a total of seven (7) inspections.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **October 13, 2014**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the operation of a coin-operated laundry facility in an existing 7,250 square foot building and the continued operation of a furniture store in the adjacent 3,716 square foot building with reconfiguration of the parking spaces and driveway access.
20. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of 1/250 square feet. The coin-operated laundry has a square footage of 7,250 which requires not less than 29 spaces based on the said ratio. The existing portion of the furniture store to remain has a square footage of 3,617 square feet which requires not less than 15 spaces based on the same ratio. Therefore, the permittee shall maintain a combined minimum total of 44 parking spaces on either one or all of lots APN 6025-016-004, 6025-016-005, 6025-016-006, 6025-016-007, 6025-016-008, and/or 6025-016-009. If the permittee changes the operation of the coin-operated laundry so as to require less parking than the minimum requirement, the permittee may submit an application for a Revised Exhibit "A" within 90 days of such occurrence

If the coin-operated laundry substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

21. The property owner shall provide and maintain at minimum the number of parking spaces as required by the County Code to accommodate each commercial use

located on all lots, APN 6025-016-004, 6025-016-005, 6025-016-006, 6025-016-007, 6025-016-008, and 6025-016-009.

22. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter on all areas of the premises under which the permittee has control.
23. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, and replace plants when necessary.
24. Outdoor storage is expressly prohibited unless otherwise authorized by the Department of Regional Planning pursuant to County Code.
25. All on-site lights shall be shielded in such a way so as to minimize glare from the site. Any lighting adjacent to residences shall be hooded and directed away from neighboring residences to prevent direct illumination and glare.
26. Lighting shall be provided at entrances to the building to allow adequate visibility to patrons accessing the facility outside of daylight hours.
27. An attendant shall remain on-site during all hours of operation to ensure adequate cleanliness and maintenance of the interior and exterior of the facility.
28. The hours of operation shall be from 6:00 am to 10:00 pm.
29. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated June 12, 2014 to the satisfaction of the said department.
30. The permittee shall comply with all the conditions set forth in the attached County Public Health Department letter dated June 18, 2014 to the satisfaction of the said department.
31. The permittee shall comply with all the conditions set forth in the attached County Fire Department letter dated June 19, 2014 to the satisfaction of the said department.

Attachments:

Public Works Department Letter dated June 12, 2014.

Public Health Department Letter dated June 18, 2014.

Fire Department letter dated June 19, 2014.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE

LD-2

June 12, 2014

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Rudy Silvas

FROM: 
Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201300159
PROJECT NO. R2013-02862
2008 FLORENCE AVENUE
ASSESSOR'S MAP BOOK NO. 6025, PAGE 16, PARCEL NOS. 5, 6, 7, 8, AND 9
UNINCORPORATED COUNTY AREA OF HUNTINGTON PARK

We reviewed the site plan for the proposed project located at 2008 Florence Avenue in the unincorporated County area of Huntington Park. The proposed project is a tenant improvement project seeking the conversion of a furniture store to a self-service, coin laundry. The project will also be reconfiguring the on-site vehicular circulation pattern, which includes restriping of the parking lot and relocation of existing driveway aprons. The project site is in a Commercial Planned Development (CPD) zone within the Florence-Firestone Community Standard District.

The proposed project will require a CUP since the site is in a CPD zone for a proposed use permitted in the C-1 (Restricted Business) zone.

- ☒ Public Works recommends approval of this site plan.
- ☐ Public Works does **NOT** recommend approval of this site plan.

Upon approval of the CUP, we recommend the following conditions:

Road

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on East 73rd Street and Florence Avenue to the satisfaction of Public Works.
2. Construct new driveways on Florence Avenue to meet current American with Disabilities Act guidelines and to the satisfaction of Public Works.
3. Provide and continuously maintain adequate sight distance (10-foot minimum) from all proposed/existing driveways to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions, such as landscaping, above 3 feet in height within the 10-foot sight triangle on either side of the proposed/existing driveways.
4. Provide and continuously maintain adequate corner sight distance from East 73rd Street to Crocket Boulevard at the northeast corner, where landscaping is currently proposed, to the satisfaction of Public Works. This means there cannot be any obstructions or landscaping above three feet in height at this location.
5. Plant street trees along the property frontage on Florence Avenue to the satisfaction of Public Works if proposed driveways require the removal of any existing trees.
6. Acquire street improvement plan approval or direct check status before obtaining a grading or drainage permit.
7. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

Building and Safety

1. Submit building plans to the Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

Street Lights

1. Relocation of any existing street lights may be necessary should any improvements of the existing driveways interfere with the existing street light locations. If interference occurs, street lighting plans showing all existing lights and existing/proposed underground utilities plans shall be submitted as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section to allow the maximum time for processing and approval.

For questions regarding the street lights condition, please contact Jeff Chow of Public Works' Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov.

Sewer

1. Per the approved Sewer Area Study dated June 3, 2014, (Project Identification No.: PC 12209AS) upgrade the existing 270 feet of 10-inch lined cement sewer pipe to 12-inch vitrified clay pipe along Crockett Boulevard between manhole Nos. 663 and 400.

For questions regarding the sewer comment, please contact Massoud Esfahani of Land Development Division at (626) 458-4921 or mesfahan@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Sarda at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201300159-2000- 2008 E Florence\TCUP 201300159\2014-06-05, CUP 2013-00159, R2013-02882, .docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT
Fire Prevention Division – Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243, Fax (323) 890-9783

DATE: June 19, 2014

SITE PLAN DATE: 04/02/14

TO: Department of Regional Planning
Zoning Permits - Adrine Arakelian

PROJECT #: R2013-02862

LOCATION: 2000 - 2008 E. Florence Ave.

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is gallons per minute for hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ Verify 6" X 4" X 2 1/2" existing public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Water:** The fire flow test performed by the Golden State Water Company on March 17, 2014 is adequate for this project..
- ☒ **Access:** Provide access as noted on the site plan.

Access is required to be within 150 feet of exterior portions of the building.

Maintain a minimum walkway width of 5 feet around the building.
- ☒ **Special Requirements:** Once the project has been cleared by the Planning Commission, the tenant improvement plans are required to be submitted to the Fire Department's Engineering Building Plan Check Unit. The contact phone is (323) 890-4125.
- ☒ **Comments:** The project is "cleared" to proceed with the public hearing process.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov



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June 18, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS
Environmental Health Division
Department of Public Health

M.T

SUBJECT: PERMIT CONSULTATION
PROJECT NO. R2013-02862
2008 E. FLORENCE AVE., L. A. CA 90001

- ☒ Public Health recommends approval of this CUP.
- ☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to convert portion of a furniture store to a self-service coin laundry. Forty-three (43) parking stalls are required, 50 are provided. Laundromat requires 29 parking stalls alone. Compact stalls are provided facing 73rd Avenue.

We have no objection to the approval of the CUP contingent upon the following condition:

1. The facility shall remain connected to an approved public water system, and public sewer.
2. The applicant shall obtain a permit to operate the coin-operated Laundromat from the Department of Public Health-Environmental Health Division. Please contact the South Los Angeles district office at (323) 235-7009 prior to operation.

For any questions regarding this report, please contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov.